

## REVISED AGENDA

The Packet for this meeting is available at  
<https://mansfield.civicweb.net/document/16459?splitscreen=true>

### CHANGES TO MEETING PROCEDURES DUE TO COVID-19

In accordance with Governor Lamont's Executive Order 7B and social distancing guidelines recommended by the CDC to slow community spread of COVID-19, this meeting is physically closed to the public. The public may view the meeting live at <https://mansfieldct.gov/video> or on Charter Spectrum Cable Channel 191 (the website is recommended as it is a higher image clarity). A recording of the meeting will be available at that website as well for 12 months.

Public Comment will be accepted by email at [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org) or by USPS mail care of the Mansfield Department of Planning and Development, 4 South Eagleville Road, Mansfield, CT 06268 and must be received by 3:00 p.m. on May 21, 2020 to be included in an updated meeting packet. Public comment received after this time will be shared at the next meeting.

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. OPPORTUNITY FOR PUBLIC COMMENT

#### 3. PRESENTATIONS

- A. Update on Mansfield Opportunity Zone Action Plan - Courtney Hendricson, AdvanceCT, Vice President of Partnerships 4 - 127  
[Developer Incentive Analysis](#)  
[Market Feasibility Study January2020](#)  
[Presentation Slides](#)

#### 4. APPROVAL OF MINUTES

- A. February 20, 2020 128 - 130  
[02-20-2020 EDC Minutes-Draft](#)

#### 5. DISCUSSION ITEMS AT MEETING

*The following will be the focus of discussion for this meeting*

- A. COVID-19 and Mansfield Businesses (see Mansfield Downtown Partnership [mansfieldmdp.org](http://mansfieldmdp.org))
- B. Referral: PZC-Initiated Amendments to Articles 4, 6, 7, 8, 10 and 11 of the Mansfield Zoning Regulations related to efficiency dwelling units, home occupations, accessory structures, parking, historic villages and stormwater management. (P907-48) 131 - 145

***The public hearing on this item is scheduled for Wednesday, June 3, 2020.***

***MOVE to authorize the Chair to submit comments to the PZC on behalf of the EDC based on the recommendations of the Zoning Regulation Review Subcommittee..***

[907-48-Internal Referral Memo-REV](#)

[P907-48 Memo Initiating Short Term Amendments](#)

[P907-48 Short-Term Amendments-RRC Draft-04-17-2020](#)

## **6. OTHER BUSINESS**

### **A. Member Updates**

- **Zoning Reg Committee Update**

### **B. Staff Updates**

### **C. EDC Calendar**

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[May EDC Agenda Item Calendar](#)

### **D. Business Updates (Openings/Closings)**

### **E. Housing Updates**

## **7. COMMUNICATIONS**

### **A. Testimony to General Law Committee in Support of H.B. No. 5293: An Act Concerning Municipalities and the Sale of Alcoholic Liquor**

147 - 208

[Steven Ferrigno Testimony](#)

[Mayor Moran Testimony](#)

[Kenneth Rawn Testimony, Vice Chair PZC](#)

[Adrienne McPherson Testimony](#)

### **B. Chronicle Articles**

209 - 213

[Chronicle article on Eagleville Green 02-25-2020](#)

[Chronicle article on Town-University housing discussions 01-20-2020](#)

[Chronicle article on Town-University housing discussions 02-19-2020](#)

### **C. Chronicle Letters to the Editor**

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[Chronicle Letter to the Editor 02-25-2020](#)

## **8. FUTURE MEETINGS**

### **A. Upcoming Meeting Schedule**

- ***Next regular meeting is scheduled for June 18, 2020 at 6 p.m.***

### **B. Future Meeting Topics**

- ***Job Creation***

## **9. ADJOURNMENT**